

**REDEVELOPMENT AGENCY AGENDA**  
**REDEVELOPMENT AGENCY MEETING OF: OCTOBER 19, 2005**

**- CALL TO ORDER**

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:40 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, WOLFSON, TARKANIAN, and ROSS

ALSO PRESENT: DOUG SELBY, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

**- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW**

**MINUTES:**

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(10:40)

2-262

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: OCTOBER 19, 2005**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF SEPTEMBER 21, 2005

**Fiscal Impact:**

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE - APPROVED by Reference - UNANIMOUS**

**MINUTES:**

There was no discussion.

(10:40 - 10:41)

2-274

**AGENDA SUMMARY PAGE****REDEVELOPMENT AGENCY MEETING OF: OCTOBER 19, 2005**

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**DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: SCOTT D. ADAMS**☐ **CONSENT**    ☒ **DISCUSSION****SUBJECT:****RESOLUTIONS:**

RA-11-2005 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE ENTERTAINMENT VISUAL IMPROVEMENT PROGRAM (EVIP) AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY (RDA) AND 511 FREMONT, LLC, (DBA THE GRIFFIN) LOCATED AT 511 EAST FREMONT STREET (APN 139-34-611-014) TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT AGENCY - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM 49 (R-95-2005) AND RDA ITEM 3]

**Fiscal Impact:**

<input checked="" type="checkbox"/> <b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/> <b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/> <b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

This is a related item to discussion and possible action regarding assisting 511 Fremont, LLC, (DBA The Griffin) with the cost of visual improvements for the building at 511 East Fremont Street. Approval will adopt findings that the Agreement is in compliance with furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Resolution No. RA-11-2005
2. Site Map
3. Submitted at meeting - Written comments by Tom McGowan

**MOTION:****WEEKLY - APPROVED - UNANIMOUS****MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, stated that City Council Item 49 and Redevelopment Agency Items 2 and 3 are relative to the findings and approvals necessary to fund \$60,000 from the EVIP for The Griffin to be located in the Entertainment District. He referred to photos on the overhead and said that the project is becoming a reality. The illuminated signage qualifies the project for the bonus amount of \$10,000 above the available \$50,000. Council Item 49 involves the Council resolution that consents to the actions taken by the Redevelopment Agency and finds those actions consistent with the Redevelopment Plan. Redevelopment Agency Item 2 involves an Agency resolution that makes the same findings, as well as that there are no other reasonable means of funding available. Redevelopment Agency Item 3 involves approval of the contract with the principals and authorizes funding in the amount of \$60,000, on a match basis. After extensive evaluation, staff recommends approval.

AARON CHEPENIK, The Griffin, indicated the establishment will be an upscale cocktail lounge geared

**REDEVELOPMENT AGENCY MEETING OF: OCTOBER 19, 2005**

**MINUTES - Continued:**

towards locals.

TOM McGOWAN, Las Vegas resident, read and submitted his written comments, a copy of which is made a part of the minutes.

MR. ADAMS pointed out that, in order to qualify for a tavern limited license, periodic live entertainment must be provided, and the appropriate type of entertainment is up to the owner.

COUNCILMAN WEEKLY remarked that this is a nice project.

NOTE: City Council Item 49 and Redevelopment Agency Item 2 for 10/19/2005 contain duplicate minutes.

(10:41 - 10:49)

2-284

**AGENDA SUMMARY PAGE****REDEVELOPMENT AGENCY MEETING OF: OCTOBER 19, 2005**

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**DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: SCOTT D. ADAMS**☐ **CONSENT**    ☒ **DISCUSSION****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING AN ENTERTAINMENT VISUAL IMPROVEMENT PROGRAM (EVIP) AGREEMENT WITH 511 FREMONT, LLC, (DBA THE GRIFFIN) PROVIDING FUNDS TO ASSIST WITH IMPROVEMENTS TO A NIGHTCLUB LOCATED AT 511 EAST FREMONT STREET, APN 139-34-611-014 (NOT TO EXCEED \$60,000 - REDEVELOPMENT AGENCY (RDA) SPECIAL REVENUE FUND) - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM 49 (R-95-2005) AND RDA ITEM 2 (RA-11-2005)]

**Fiscal Impact:**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>	\$60,000.00
<input checked="" type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>	OBD/Redevelopment Agency
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>	RDA Special Revenue Fund

**PURPOSE/BACKGROUND:**

511 Fremont, LLC, (DBA The Griffin) is the owner of a nightclub located at 511 East Fremont Street (APN 139-34-611-014). The building will be undergoing extensive interior rehabilitation and will undergo a complete exterior renovation. The exterior will be redone with new neon signage, complete brick veneer over building, windows and doors.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Entertainment VIP Agreement
2. Site Map
3. Submitted at meeting - Written comments by Tom McGowan

**MOTION:****WEEKLY - APPROVED - UNANIMOUS****MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, and AARON CHEPENIK, The Griffin, were present.

NOTE: See Item 2 for related discussion.

(10:41 - 10:49)

2-284

**AGENDA SUMMARY PAGE****REDEVELOPMENT AGENCY MEETING OF: OCTOBER 19, 2005**

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**DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: SCOTT D. ADAMS**☐ **CONSENT**    ☒ **DISCUSSION****SUBJECT:****RESOLUTIONS:**

RA-12-2005 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE ENTERTAINMENT VISUAL IMPROVEMENT PROGRAM (EVIP) AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY (RDA) AND CREATIVE NIGHTLIFE CONCEPTS, LLC, (DBA DOWNTOWN COCKTAIL ROOM) LOCATED AT 111 LAS VEGAS BOULEVARD SOUTH (APN 139-34-611-013) TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT AGENCY - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM 50 (R-96-2005) AND RDA ITEM 5)

**Fiscal Impact:**

<input checked="" type="checkbox"/> <b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/> <b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/> <b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

This is a related item to discussion and possible action regarding assisting Creative Nightlife Concepts, LLC, (DBA Downtown Cocktail Room) with the cost of visual improvements for the building at 111 Las Vegas Boulevard South. Approval will adopt findings that the Agreement is in compliance with furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Resolution No. RA-12-2005
2. Site Map
3. Submitted at meeting - Written comments by Tom McGowan

**MOTION:****WEEKLY - APPROVED - UNANIMOUS****MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, said that Council Item 50 and Agency Items 4 and 5 also involve EVIP money for another club to be located in the Entertainment District. He showed before and after sketches on the overhead. The club will be called Downtown and will be located in the rear space of the existing 7-Eleven at the corner of Las Vegas Boulevard and Fremont Street. Item 50 involves a Council resolution consenting to actions taken by the Agency and finds those actions consistent with the Redevelopment Plan. Item 4 involves an Agency resolution that finds consistency with the Redevelopment Plan and provides that there is no other reasonable means of funding available. Item 5 is the approval of the contract and funding in the amount of \$60,000 for the EVIP grant. This project includes illuminate signage, so it qualifies for a bonus.

MICHAEL CORNTHWAITE, Downtown Cocktail Room, stated that the overall theme of the club is an upscale, warm atmosphere primarily focused on local residents and professionals. MAYOR

**REDEVELOPMENT AGENCY MEETING OF: OCTOBER 19, 2005**

**MINUTES - Continued:**

GOODMAN said that it is clear that venues such as this one are necessary to appeal to the people that want to reside in the downtown area.

TOM McGOWAN, Las Vegas resident, read and submitted his written comments, a copy of which is made a part of the minutes.

COUNCILMAN WEEKLY thanked MR. CORNTHWAITE for his vision. He commented that various people have been pessimistic about the Entertainment District, but the Gaslight District had to start somewhere. In answer to MR. McGOWAN'S question regarding a piano bar, COUNCILMAN WEEKLY indicated that the Triple George Grill has a piano bar.

NOTE: City Council Item 50 and Redevelopment Agency Item 4 for 10/19/2005 contain duplicate minutes.

(10:49 - 10:57)

2-560

**AGENDA SUMMARY PAGE****REDEVELOPMENT AGENCY MEETING OF: OCTOBER 19, 2005**

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**DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: SCOTT D. ADAMS**☐ **CONSENT**    ☒ **DISCUSSION****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING AN ENTERTAINMENT VISUAL IMPROVEMENT PROGRAM (EVIP) AGREEMENT WITH CREATIVE NIGHTLIFE CONCEPTS, LLC, (DBA DOWNTOWN COCKTAIL ROOM) PROVIDING FUNDS TO ASSIST WITH IMPROVEMENTS TO A NIGHTCLUB LOCATED AT 111 LAS VEGAS BOULEVARD SOUTH, APN 139-34-611-013 (NOT TO EXCEED \$60,000 - REDEVELOPMENT AGENCY (RDA) SPECIAL REVENUE FUND) - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM 50 (R-96-2005) AND RDA ITEM 4 (RA-12-2005)]

**Fiscal Impact:**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>	\$60,000.00
<input checked="" type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>	OBD/Redevelopment Agency
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>	RDA Special Revenue Fund

**PURPOSE/BACKGROUND:**

Creative Nightlife Concepts, LLC, (DBA Downtown Cocktail Room) is the owner of a nightclub located at 111 Las Vegas Boulevard South. The building will be undergoing extensive interior rehabilitation and will undergo a complete exterior renovation. The exterior will be redone with complete brick veneer over the building, new signage, canopy, windows, and doors.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Entertainment VIP Agreement
2. Site Map
3. Submitted at meeting - Written comments by Tom McGowan

**MOTION:****WEEKLY - APPROVED - UNANIMOUS****MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, and MICHAEL CORNTHWAITE, Downtown Cocktail Room, were present.

NOTE: See Item 4 for related discussion.

(10:49 - 10:57)

2-560



**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: OCTOBER 19, 2005**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION TO EXTEND BY 90 DAYS THE EXISTING AGREEMENT TO NEGOTIATE EXCLUSIVELY WITH SIMAYOF GROUP PROPERTIES, LLC, FOR THE DISPOSITION AND DEVELOPMENT OF REAL PROPERTY LOCATED ON CLARK AVENUE, EAST OF FOURTH STREET AND WEST OF LAS VEGAS BOULEVARD, APN 139-34-311-152 & 139-34-303-002 - WARD 1 (TARKANIAN)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The Simayof Group Properties, LLC (Developer) has an existing Agreement to Negotiate Exclusively with the Redevelopment Agency which expires on October 24, 2005. This First Amendment to the Agreement will provide an additional 90 days (January 23, 2006 expiration) to the Developer in consideration of the Developer's due diligence achieved to-date and the Developer's request for tax increment financing participation from the Agency.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. First Amendment to Agreement to Negotiate Exclusively
2. Disclosure of Principals
3. Site Map
4. Submitted at meeting - Written comments by Tom McGowan

**MOTION:**

**TARKANIAN - APPROVED the extension - UNANIMOUS**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, reviewed the Purpose/Background section. The Simayof Group is very concerned about construction costs and would like to pursue a TIF rebate. Staff would, therefore, like to extend the Exclusive Negotiating Agreement to allow time to finish the disposition and development agreement and a TIF agreement. The entire package will be presented to the Agency in the future.

CHAIRMAN GOODMAN mentioned that without the TIF rebate the developer of Allure would not have been able to do the project. However, prices keep rising, including the price of land. He hopes this matter is handled expeditiously. MR. ADAMS stated that the ENA addresses the price and a lock in at appraised value at the time the ENA was signed. CHAIRMAN GOODMAN pointed out that the ENA was approved six months ago. MEMBER ROSS noted that time is of the essence, and costs are going to continue to rise.

TOM MCGOWAN, Las Vegas resident, read and submitted his written comments, a copy of which is

**REDEVELOPMENT AGENCY MEETING OF: OCTOBER 19, 2005**

**MINUTES - Continued:**

made a part of the minutes.

NOTE: CHAIRMAN GOODMAN directed MR. ADAMS to consider factoring the rising cost of land into future negotiating agreements, which could take months. The City cannot act in its detriment in trying to help developers.

(10:57 - 11:03)

2-828

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: OCTOBER 19, 2005**

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

**BACKUP DOCUMENTATION:**

Submitted at meeting - Written comments by Tom McGowan

**MINUTES:**

CARLA LEWIS and CHARLES PRADOR of the G AND J Family Life Center said that they enjoyed the meeting and learned a lot. MS. LEWIS thanked MEMBER WEEKLY for mentoring her as a youth. MR. PRADOR thanked the City for allowing them to see the City at work.

(11:03 - 11:05)

2-1019

TOM MCGOWAN, Las Vegas resident, read and submitted his written comments, a copy of which is made a part of the minutes.

(11:05 - 11:09)

2-1113

PIONE JACKSON said she appeared at the last meeting to inquire about how to contact the owner of the Huntridge Theater, because she would like to acquire it. She was referred to someone, but she has not received any information. MEMBER REESE suggested she speak with EXECUTIVE DIRECTOR SELBY, but does not believe the building is for sale.

(11:09 - 11:10)

2-1231

LANCE MORAN, Chair, Senior Citizens Advisory Committee, indicated that he was asked by the Committee members to update the Agency members on what the Committee is doing in the redevelopment area. The current priority is the Senior Citizens Support Center, which the Committee members would like to open slowly to allow staff and the seniors to get familiarized. The Committee would prefer the grand opening take place at a later date, because the publicity is going to create a rush and bring people in that staff may not be ready to handle. The goal is to mobilize this program and bring it into every ward, so that seniors do not have to go downtown for services. He thanked staff members for their time and cooperation.

The Committee is always looking into transportation issues, and has made application to get HARRY FUREY on the Regional Transportation Commission Special Committee for Aging, and JERRY KOSBAB, past chair, is very interested in serving on the Taxicab Authority. A presentation by the Taxicab Authority is going to be scheduled, because there is a shortage of taxicabs for the handicapped and seniors.



## REDEVELOPMENT AGENCY MEETING OF: OCTOBER 19, 2005

### MINUTES - Continued:

The Senior Center complex is going to have to be relocated due to the expansion of I-515. This is a very serious matter. There are rumors circulating as far as its future location, which is surrounded by problems: vehicular and bus transportation, as well as the pad is too small. The Senior Center attracts a lot of seniors; therefore, an adequate building with enough parking is necessary in order to accommodate future growth. The Committee, with the assistance of DEPUTY CITY MANAGER FRETWELL and SCOTT ADAMS, Director, Office of Business Development, would like to explore the possibility of a public/private partnership for a bigger building at a better location than what is being rumored. In consideration of the time, MR. MORAN requested an audience with the Mayor to go over the rest of his agenda.

MEMBER WEEKLY expressed his appreciation to MR. MORAN for his the expertise he brings to the senior community. He indicated that he has seen several preliminary sites being considered for the relocation of the Senior Center. It is a big issue, and staff is working diligently to ensure that the new site will have adequate parking, which is the main issue at the existing location. He asked MR. MORAN to continue to work with staff, in particular with ORLANDO SANCHEZ, Director, Neighborhood Services. He also asked his colleagues to take the time to tour the sites, because the relocation is going to be a huge undertaking.

CHAIRMAN GOODMAN thanked MR. MORAN for all the time he volunteers. He noted that maybe an item should be put on the agenda for a report from MR. MORAN.

(11:10 - 11:18)

2-1295

THE MEETING ADJOURNED AT 11:18 A.M.

Respectfully submitted:

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Gabriela Portillo-Brenner, Deputy City Clerk  
November 4, 2005

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Barbara Jo Ronemus, Secretary